

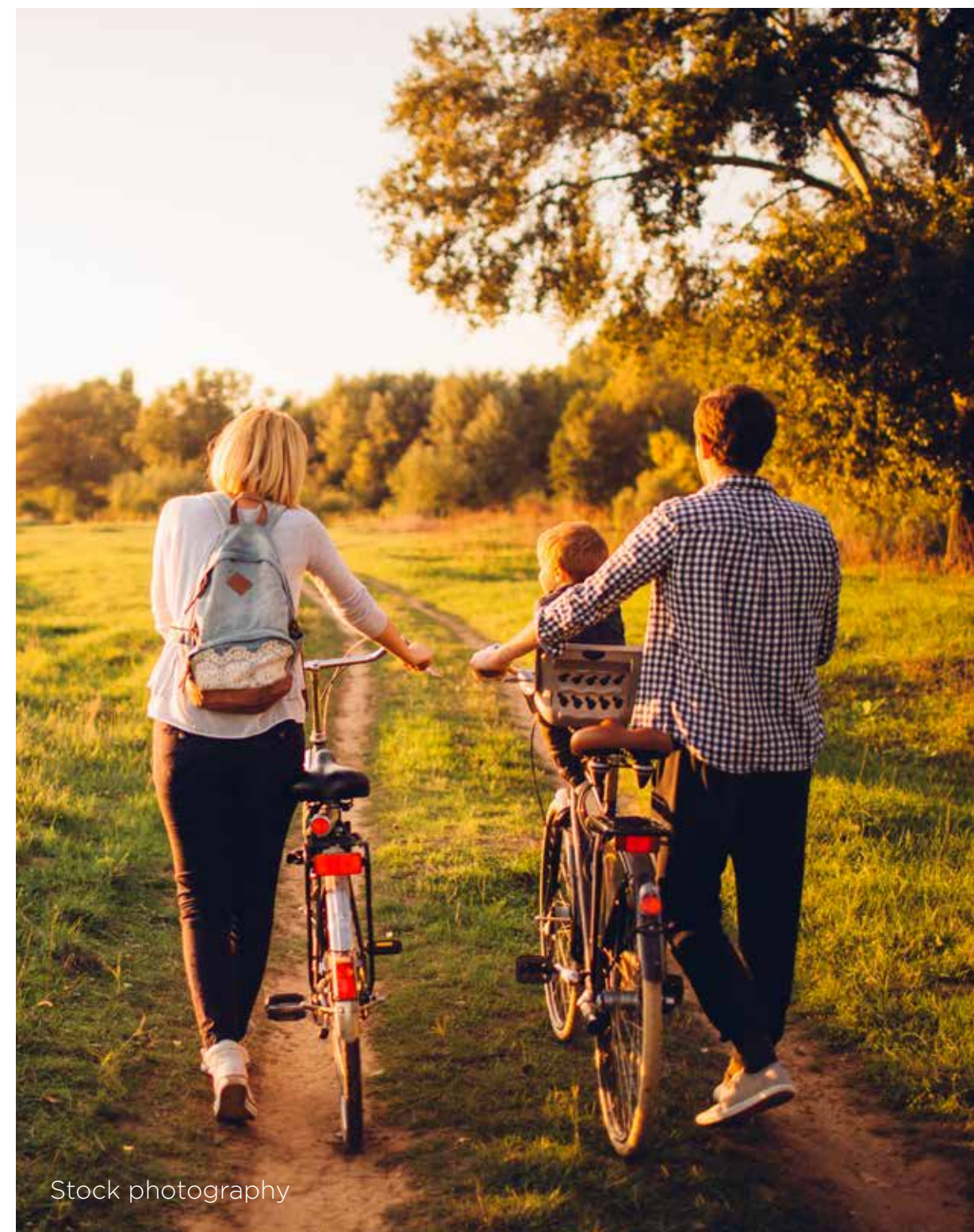
THIS IS CALA AT FERNLEIGH PARK

LONG MARSTON



BEAUTIFUL HOMES IN AN INSPIRATIONAL SETTING





Set in a brand new village community just a 10 minute drive from Stratford-upon-Avon, with abundant green spaces, cycle paths and countryside walks on your doorstep, CALA at Fernleigh Park is a wonderful place to call home.



A HOME TO SUIT YOU

Whether you're setting up your own place for the first time or looking for more space for a growing family, you'll find everything you are looking for at Fernleigh Park. There's a wide range of carefully thought out and crafted designs to choose from, all with beautifully laid-out, light and spacious interiors.





Flexible floorplans enable you to tailor your choice to your lifestyle, whether it be a home office with the assurance of consistent speed and connectivity with a full fibre hyperoptic connection, a playroom or a den. The charming, characterful exteriors incorporate distinctive architectural features in brick, timber and stone to give each home a personality all of its own.



CALA at Fernleigh Park is more than buying a new home, you will become part of a greater vision for a whole new community and way of life. Enjoy the best of both worlds with green and restful surroundings on your doorstep and easy access to a wealth of amenities in the wider area. Just reimagine...



FERNLEIGH PARK

REIMAGINE A NEW COMMUNITY





SPORTS PITCHES

STRATFORD GREENWAY

WILDLIFE POND

MULTI-USE GAMES AREA

PLAY AREA

COMMUNITY ORCHARD

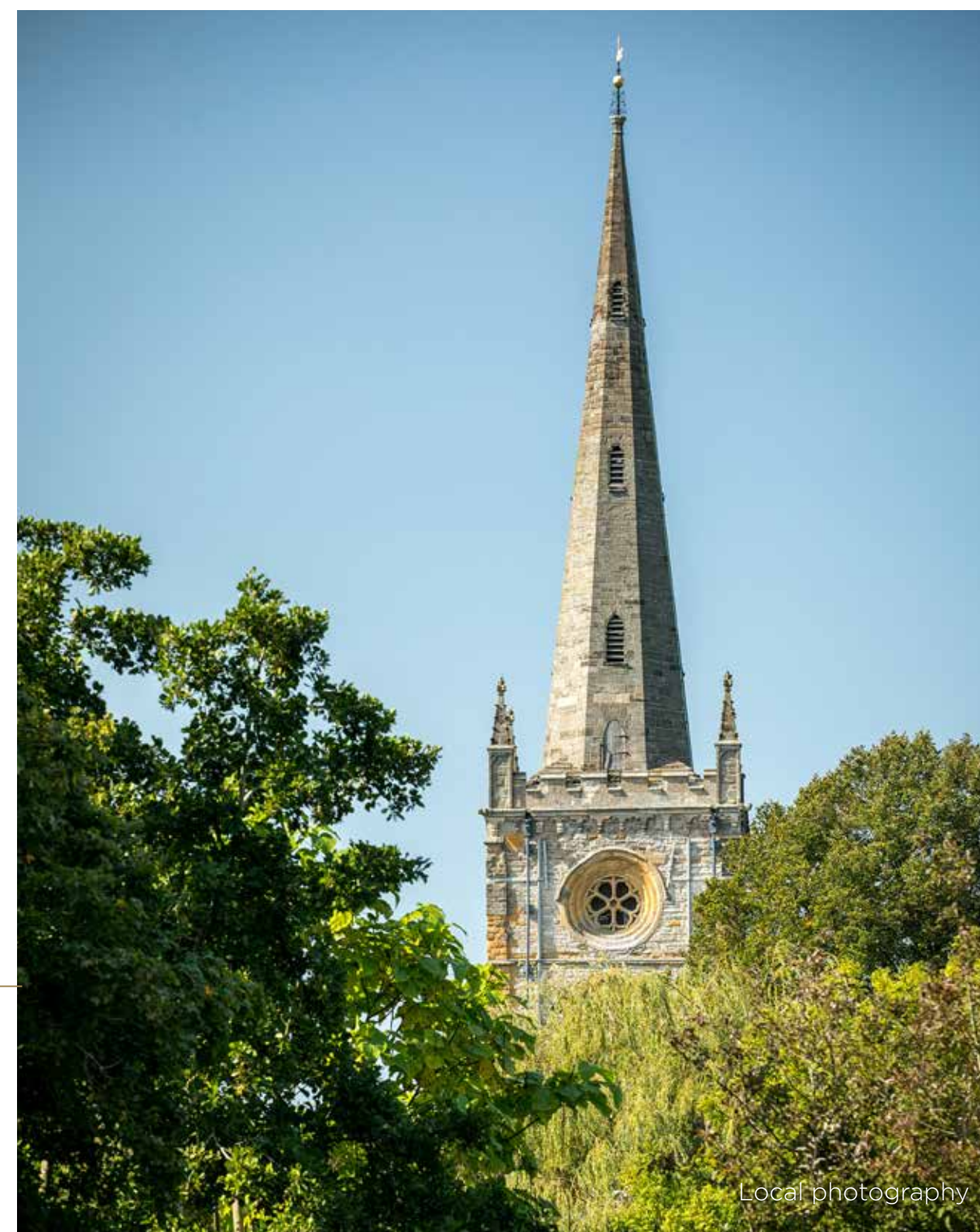
ALLOTMENTS

GREENWAY LINK

COMMUNITY HUB

REIMAGINE A GREENER ENVIRONMENT

Set in a carefully thought out and landscaped environment created on the site of a former RAF airfield, the development integrates seamlessly with the existing green corridors which run alongside and around it. Fernleigh Park looks back to a semi-rural way of life, with allotments and a community orchard, wildlife ponds and parklands – and forwards to the modern desire for a healthier lifestyle than the bustling town or city.



REIMAGINE A HEALTHIER LIFESTYLE

Community spaces and cycle paths, play parks and sports pitches, tree lined streets and public meeting places abound, with a remarkable 48% of Fernleigh Park dedicated to outdoor amenities. Extensive new planting reflects CALA's commitment to sustainability, bio-diversity and providing a habitat where wildlife will prosper, as well as people.



REIMAGINE A NEW COMMUNITY

As Fernleigh Park evolves, the community will be growing too. Plans for a proposed community centre, convenience store and lots more puts the needs of its new residents first and foremost so you can enjoy life here to the full.



REIMAGINE SUSTAINABLE CONNECTIVITY

CALA at Fernleigh Park is handily placed for country living and commuting alike with the facilities you need and the networks to get to where you want to be. Also, an integrated public transport system means you can make greener choices in how you travel with viable alternatives to just hopping in the car.



PLACES TO GO



Poppin Village Shop and
Masons Arms pub



Surrounded by green open space,
paths and trails for walking
and cycling



Primary schools at Quinton or
Mickleton Primaries, both rated Good
by Ofsted, or Welford on Avon Primary
rated outstanding



Senior schools at Chipping Camden
and Stratford-upon-Avon



Shopping in Stratford including
independents, high street retailers,
restaurants and bars, plus out of town
park with Waitrose and larger stores



Historic Stratford world-famous
theatres, heritage trails and
riverside walks



Pedestrian route linking to shops at
Meon Vale and its leisure centre with
sports hall, gym, all weather pitches
and community centre



Local photography



Local photography



Stock photography

Royal Shakespeare Theatre

Stratford-Upon-Avon College

Stratford Girls Grammer School

Stratford Garden Centre

Riverside Caravan Park

Welford-Upon-Avon Primary School

Welford-Upon-Avon Golf course

Long Marston Post Office

The Poppin Village Store

Londis

Meon Vale Employment centre

Pebworth First School

Blackminster Middle School

Local Store

Meon Medical Centre

Mickleton Primary School

Stratford-Upon-Avon

Lloyds Pharmacy

Stratford Primary School and Preparatory School

Bridgetown Primary School

Rosebird Pharmacy

Waitrose

Freshfields Nursery

Maypole Stores

Meon Vale Leisure Centre

Tudor Grange Primary Academy

Quinton primary School

Quinton Post Office

Ilmington Sports Centre

 Fernleigh Park
Lancaster Way, Shackleton Village,
Long Marston, CV37 5AA

 Schools

 Medical Centres/
Pharmacies

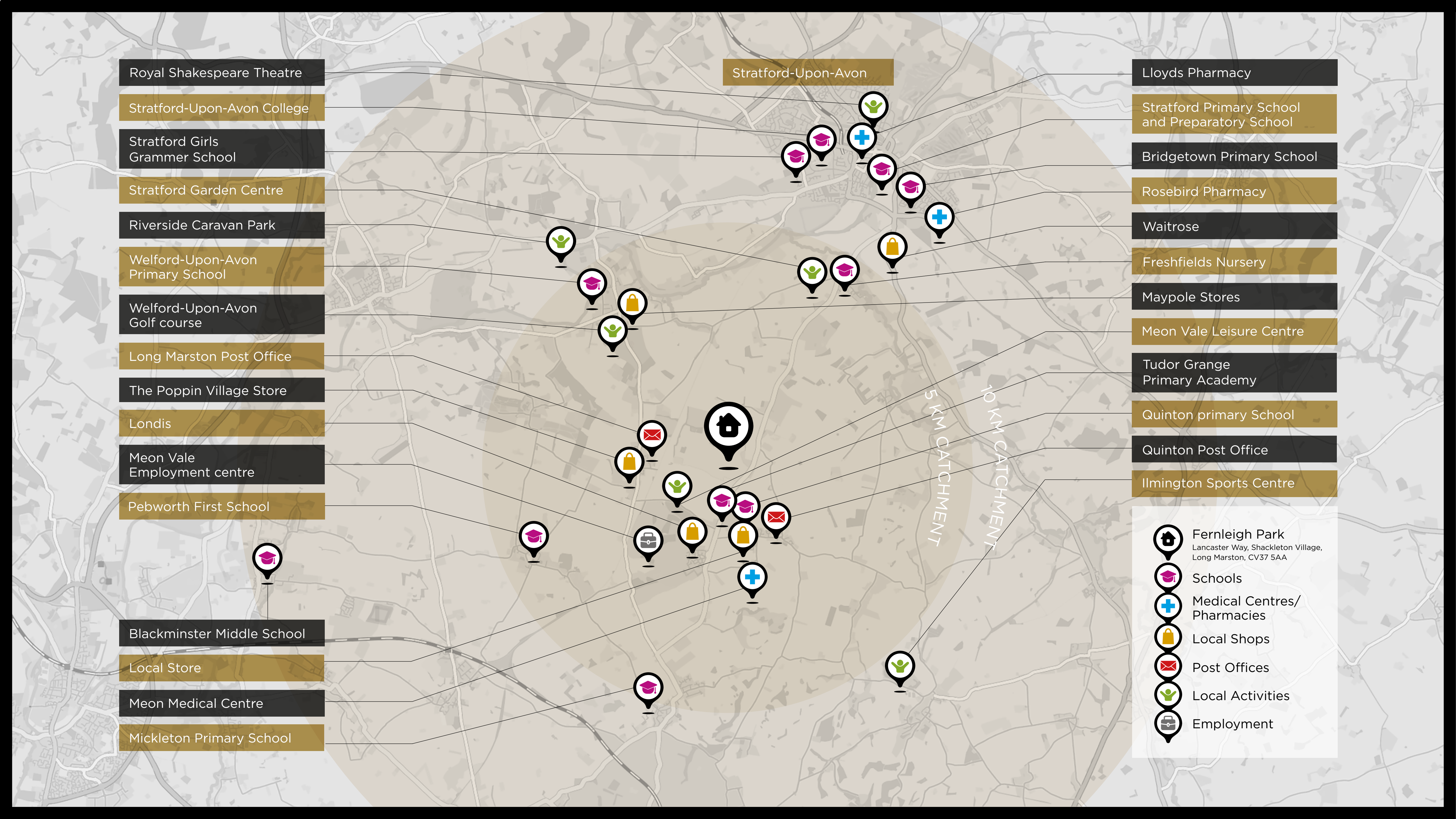
 Local Shops

 Post Offices





 Local Activities

 Employment

5 KM CATCHMENT
10 KM CATCHMENT



GETTING AROUND


-  By car the M40, M42 and M5 are within easy reach
-  Travelling by train from Stratford station to Birmingham Moor Street in 49 minutes, direct to Warwick and Leamington and London Marylebone just over 2 hours away
-  From Honeybourne station connecting to Worcester and Oxford. London Paddington is around an hour and a half
-  Regular bus routes to local towns and villages



CYCLING AND WALKING








Living at Fernleigh Park means you have real choices of a healthier more responsible way in which to get around. Whether its for leisure, exercise or commuting there are numerous official routes to cycle or walk to where you want to get to, and what's more, you can take in some beautiful scenery, landscape, nature and heritage along the way.




To Redditch and onto Birmingham via NCN Route 5 


Stratford-Upon-Avon

CYCLING AND WALKING MAP

-  Fernleigh Park
-  The Stratford Greenway
-  NCN route 5/West Midlands cycle route
-  NCN route 41
-  NCN route 442
-  Nearest PROW routes
-  Proposed cycle & pedestrian route to link development access to Stratford Greenway & existing provision

 To Pershore and Evesham and onto Worcester

To Moreton-In-Marsh via NCN Route 442 and onto Stow-On-The-Wold via NCN Route 48 


 To Sutton-Under-Brailles and onto Banbury via NCN Route 5

STRATFORD GREENWAY LINK

5.3 miles, 8.5 kilometres

100% traffic-free, 3.3% asphalt

 27 minutes cycling

 1 hour and 46 minutes walking*

Following the course of an old railway line this traffic free route will take you through the peaceful countryside of Long Marston crossing the River Avon using Stannals Bridge and into Stratford centre.

NCN ROUTE 5/ WEST MIDLANDS CYCLE ROUTE

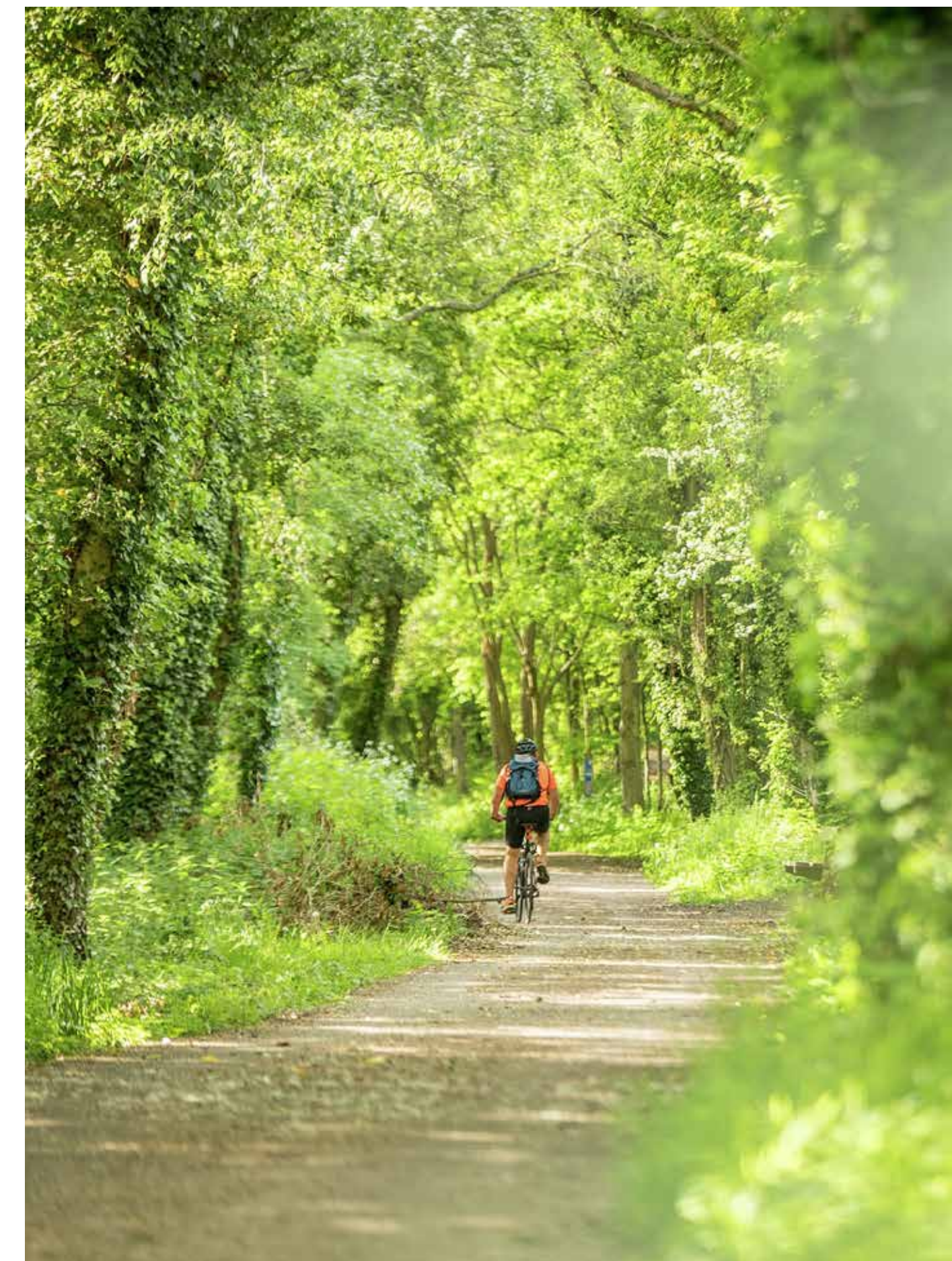
366.7 miles, 590.1 kilometres

42.4% traffic-free, 88.2% asphalt

 30 hours 30 minutes cycling

 122 hours 15 minutes walking*

A long-distance route passing through both the beautiful British countryside and some of its historic towns and cities. It travels in sections from Reading to North Wales taking you through the northern half of the Thames Valley cycle route crossing the Chiltern Hills and Oxford. Route 5 forms much of the West Midlands cycle route to Long Marston following Stratford Greenway.



NCN ROUTE 41

120.7 miles, 194.2 kilometres

40.0% traffic-free, 82.1% asphalt

 10 hours cycling

 40 hours 25 minutes walking*

A charming long-distance cycle ride offering you the opportunity to visit lovely towns such as Bristol and Gloucester seeing woods rich with wildlife, impressive architecture such as the medieval cathedral in Gloucester and Clifton Suspension Bridge outside of Bristol.

PUBLIC RIGHTS OF WAY

Monarch's Way is based on the 615 mile route taken by King Charles II during his escape after defeat by Cromwell in the final battle of the Civil Wars at Worcester in 1651. It takes in Boscobel (the Royal Oak Tree), Stratford upon Avon, the Cotswolds, Mendips and the South Coast from Charmouth to Shoreham and connects to numerous other long distance routes.

*All quoted times are non-stop and are estimated guide only. Times will vary dependent on an individual's pace and breaks during the journey. Source of information www.sustrans.org.uk

NCN ROUTE 442

53 miles, 85.2 kilometres

8.5% traffic-free, 96.4% asphalt

 4 hours 25 minutes cycling

 17 hours 40 minutes walking*

A scenic route passing through picturesque Cotswold sites and villages. In two parts; the first follows part of the Cotswold Line railway from Worcester to Evesham via Pershore; the second links Honeybourne, Moreton-in-Marsh and Hanborough in Oxfordshire.



PERFECT HOMES IN PERFECT PLACES

Neil Fennell and his wife Philippa moved to our CALA development in Salford Priors just before the first lockdown. Neil said, *“We were keen to move out of Stratford-upon-Avon as it has become quite a busy and built up town. We love the outdoors and spend a lot of our free time walking, running and cycling, so we felt it was the right time for us to move somewhere more rural, with the benefit of visiting Stratford whenever we wanted to.*

Every small detail we look for in a home came as standard here, meaning we didn't have to increase the specification to meet our requirements. We fell in love with the three-bedroom Hunsley housetype, which has stunningly-crafted architraves and skirting, as well as the open layout we desired - perfect for entertaining friends and family.”

Neil and Philippa Fennell, Priors Crescent, Salford Priors



BUYING IS BETTER WITH CALA

10 CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty,
24-hour response service for emergency calls –
and after-sales service for two years following
all purchases

MOVE CHAIN-FREE

Our 100% Part Exchange* service frees you
from being in a chain. For more information
and to use our part exchange calculator to
see what you could save,
visit cala.co.uk/part-exchange





MORE CHOICE

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring to suit you. Choices are subject to build stage



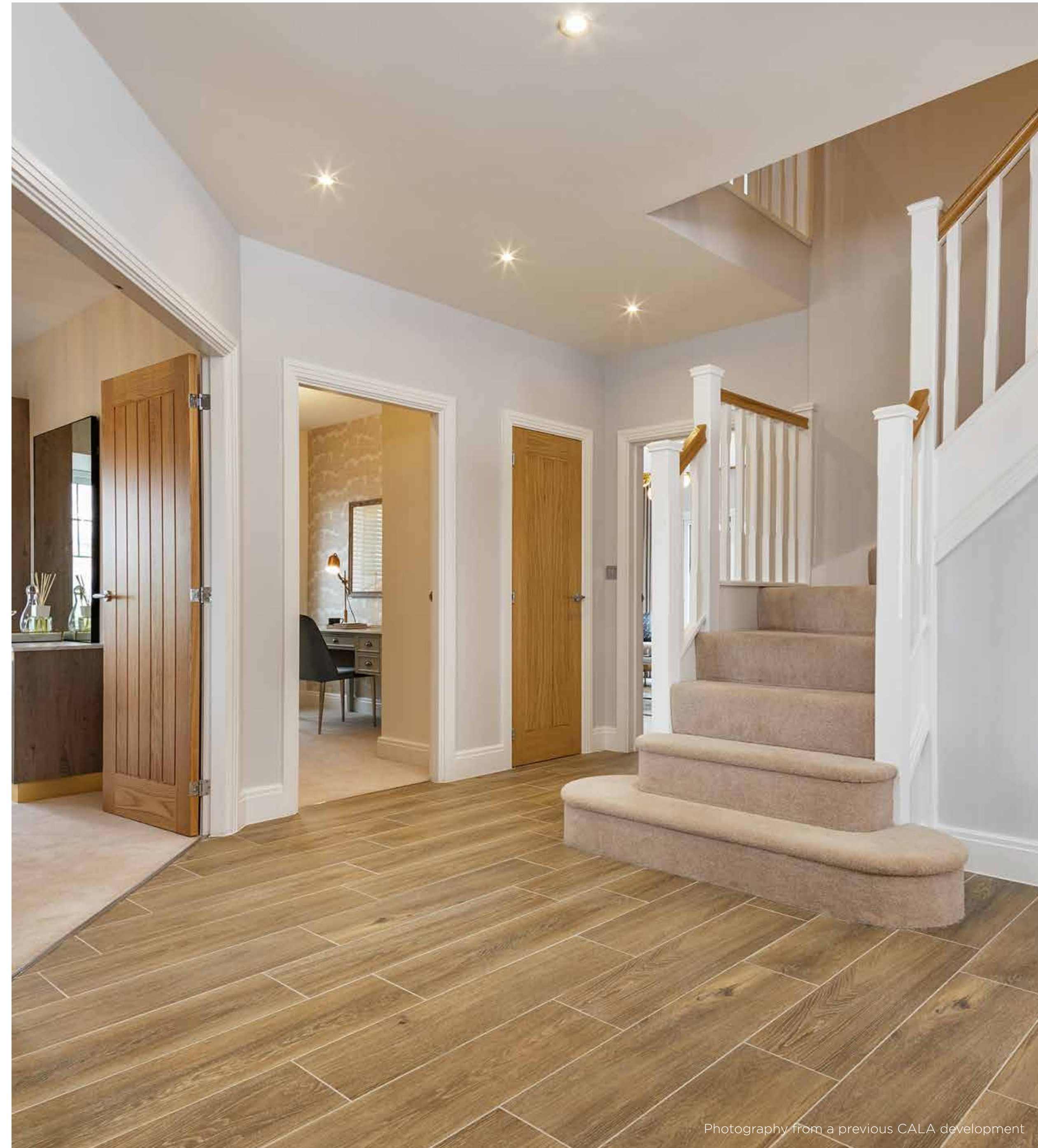
A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money





THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates**



SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms



ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings.

Also a boiler and heating system complete with at least a two year warranty

FREEDOM TO PERSONALISE

A new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything

HYPER OPTIC BROADBAND

Gigabit-enabled broadband from the day you move in. Pre-fitted and activated Hyperoptic connection will offer a consistent connection and speed regardless of the time of day, devices connected or who else is also online

CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.



REIMAGINE YOUR NEW LIFE AT FERNLEIGH PARK

To find out more give us a call on 01789 863 525

CALA at Fernleigh Park, Lancaster Way,

Shackleton Village, Long Marston, CV37 5AA

